

CONCORD CITY COUNCIL
WORK SESSION
OCTOBER 8, 2019

The City Council for the City of Concord, North Carolina, held a work session on October 8, 2019, at 4:00 p.m., in the Council Room of City Hall, with Mayor William C. Dusch presiding. Council members were present as follows:

Members Present:

Mayor Pro-Tem W. Brian King
Council Member David W. Phillips
Council Member Ella Mae P. Small
Council Member JC McKenzie
Council Member Terry L. Crawford
Council Member Jennifer H. Parsley
Council Member John A. Sweat, Jr.

Others Present:

City Manager, Lloyd Wm. Payne, Jr.
City Attorney, Valerie Kolczynski
City Clerk, Kim J. Deason
Department Directors

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The following agenda was presented for discussion:

Mayor Dusch requested the agenda be amended by adding a Presentation from the Charlotte Motor Speedway Thursday evening.

A motion was made by Council Member McKenzie, seconded by Council Member Crawford, and duly carried, to add a presentation from Charlotte Motor Speedway to the City Council—the vote: all aye.

Presentations:

1. Presentation of a Proclamation to the Mecklenburg County Young Marines recognizing October 23-31 as Red Ribbon Week.
2. Presentation of a Proclamation to Diane Snyder celebrating 30 years of service with Cabarrus College of Health Sciences.
3. Presentation of a Proclamation to Dennis Testerman recognizing Sunday, October 13, 2019 as CROP Hunger Walk Day.

Departmental Reports:

1. Presentation by Deputy Chief Jimmy Hughes on the City of Concord's reduction of crime rates.

The City Manager stated Deputy Chief Hughes will present to the Council on the Thursday evening, October 10th, results from studies completed by Safewise.com and Backgroundchecks.org in which Concord was identified as the 16th safest City in one study and the 17th safest City in another study.

Public Hearings:

1. Conduct a public hearing pursuant to NC General Statutes Sec. 158-7.1 and consider offering a contract for a three year / 85% tax based Economic Development Incentive Grant to Project Sebastian to locate at 8501 Westmoreland Drive NW in Concord, NC.

Cabarrus Economic Development Recruitment Project Manager, Samantha Grass, stated Inland Seafood is looking to expand their business and relocate at 8501 Westmoreland Dr. NW. This facility would be Inland Seafood's regional headquarters and would process more than 2,500 different food items including lobster, scallops, steak, and specialty cheeses. The project would relocate approximately 100 current employees from its existing Charlotte facilities and allow for the creation of 30-50 new full time jobs.

Karis Cold Storage, LLC would construct an approximately 35,000 - 45,000 SF facility, expandable up to 75,000 SF and lease the building to Inland Seafood. The project represents an estimated \$12.5 million combined investment in real and personal property.

2. Conduct a public hearing and consider adopting an ordinance amending the official zoning map for property located at the southeast corner of the Global Ave. NW and International Dr. NW intersection from C-2 (General Commercial) to I-2 (Heavy Industrial).

The City Manager stated the applicant requested to withdraw this request.

Presentations of Petitions and Requests

1. Consider accepting the bid from RCG SE, LLC to purchase approximately 0.2065 acres of City property located at 66 Union Street South (PIN 5620-97-2509) for \$493,550 pursuant to the requirements of G.S. 160A-269.

The Economic Development Coordinator, Joseph Beasley, stated City Council received a bid to purchase approximately 0.2065 acres of City property located at 66 Union Street South (PIN 5620-97-2509) from Sherwood Development Group, LLC in August. The bid for purchase was for the amount of \$470,000 (based on appraisal by Northwest Consulting on April 26, 2019). Council adopted a resolution initiating the upset bid process pursuant with G.S. 160A-269 and RCG SE, LLC submitted a qualifying higher bid at \$493,550. He stated no higher bid within the required 10-day upset bid period was received.

He explained RCG's plans at 66 Union St. S. include investing more than \$500,000 into remodeling and renewal of the existing building to create a multi-tenant facility (1st floor targets include market, savory bakery, other retail service destinations) with three new entrances off of Barbrick Avenue. RCG would renovate the basement space at \$35 per square foot or greater and agree to a 10 year leaseback of the basement area to the City with exclusive subletting rights to designated non-profits or faith based organizations at a rate of \$6.25 per square foot with a 3% annual escalation. RCG would redevelop the 2nd floor for professional offices or residential use.

He introduced RCG representative, Nick Bane, who provided details of his company and presented conceptual designs of the plans for 66 Union St, S.

2. Consider approving the modification of an existing City loan, held by Cheryl Kingston, to reduce the interest rate to 2% and recast the principle balance over the remaining eleven (11) years.

Community Development Manager, Mary Carr, stated in 2000, the City of Concord completed construction of 730 Central Drive NW. HOME Program Income funds were used to finance the purchase of this home by Ms. Cheryl Kingston. The original loan terms were set at 5% interest for thirty (30) years. As the lender, the City contracted with SunTrust to service this and other Community Development rehabilitation loans.

She explained in March 2019, SunTrust notified the City that this account was 30 days late. After 90 days past due, SunTrust's policy is to refuse payments unless the full amount of the deficiency is paid and they will seek to begin foreclosure.

In an effort to assist Ms. Kingston to remain in her home, staff worked to find a solution which would allow the past due principal amount to be recast over the remaining eleven (11) year timeframe and lower the interest rate charged to two (2) percent. Staff will monitor that insurance is in force and taxes are paid with the County.

3. Consider approving one of the four design options for the Union Streetscape Project as presented at the July City Council Meeting and the September Project Update Meeting.

Senior Planner, Kaylee Caton, presented a brief recap of the three (3) design options for Council's consideration.

The Planning and Neighborhood Development Director, Steve Osborne, explained the following estimated costs and details for each option:

Option 1 - \$5.96 million – smart light poles with LCD banners, irrigation, new water and electrical lines, new stormwater configuration, and new road construction;

Option 2 - \$5.98 million – smart light poles with LCD banners, irrigation, new water and electrical lines, new stormwater configuration, and new road construction;

Option 3 - \$3.11 million – existing light poles, no irrigation, existing utilities remain, relocate stormwater and street resurfacing

The Planning and Neighborhood Development Director also stated funding sources could be retained earnings fund for Water, Wastewater, Electric, General Fund Capital Reserves for Transportation and General Fund CIP for Streetscape Improvements.

4. Consider approving Neighborhood Matching Grant requests submitted by Recognized Neighborhoods.

Community Outreach Coordinator, Cherie Jzar, stated this is a second round of funding made available for FY20 after the initial round left some of the total grant budget of \$30,000 available.

She stated the committee recommended the following be submitted for consideration: (1) \$3,000 – Brandon Ridge Homeowner's Association, (2) \$3,000 – Morris Glenn Homeowner's Association, (3) \$2,000 – Gibson Village Community Association, (4) \$272 – Residents of Historic Concord Neighborhood Association, and (5) \$74 – Beverly Hills Neighborhood Association.

Council Member Sweat thanked the Community Outreach Coordinator for her work with the neighborhoods.

5. Consider authorizing the City Manager to negotiate and execute a contract with the Houston Galveston Area Cooperative Purchasing Program for the purchase of a Pierce manufactured engine/pumper truck.

Fire Chief, Jake Williams, stated by using the government to government purchasing cooperative for the purchase of the fire apparatus, the City is able to purchase the apparatus for a total cost of \$604,820 resulting in a cost savings of \$17,739. The apparatus will be a replacement for Engine #2 and is approved in the FY19-20 budget.

6. Consider authorizing the City Manager to proceed with the City Hall and Police Department generator relocation project and to adopt a project ordinance amendment to allocate funds for the project.

The Buildings and Grounds Director, Susan Sessler, stated the generator located behind the former police department will need to be relocated for the Lansing Melbourne development.

She explained the existing generator is 14 years old and does not have any sound attenuating properties. Thorburn Associates, acoustical engineers, performed acoustical measurements on the generator taking readings at the intake and at the discharge of the unit. Readings were as high as 102 and only as low as 95. The American Academy of Audiology rate sound in this range to be Very Loud, Dangerous over 30 minutes. Replacing the generator would allow for a design that would provide attenuation in the low to mid 70's range which the American Academy of Audiology rate as Loud, comparable to traffic or vacuums.

The project will be comprised of new equipment to include a generator, construction,

testing and engineering for a total amount not to exceed \$800,000. Funds for this project will come from unused monies designated for the construction of City Hall at 35 Cabarrus Avenue, West.

7. Consider adopting a resolution approving the Local Water Supply Plan.

Water Resources Director, Christie Putnam, stated NC General Statutes requires the Local Water Supply Plan be submitted every 5 years. This document is used to provide guidance for the future management of water supply to ensure the continued viability and support growth within our system.

8. Consider adopting the revised Traffic Calming Policy including the revised Speed Limit Change Supplemental Policy, Parking Restrictions Supplemental Policy and Speed Hump Supplemental Policy.

Transportation Director, Phillip Graham, stated the City of Concord's Traffic Calming Policy was originally adopted in 2002 and was developed to guide City staff and to inform residents of the process for implementing traffic calming throughout the City. The original policy was revised over the years to include a Speed Limit Change Policy and No Parking Policy. These policies have been revised to include additional guidance concerning timelines, impacted areas, and provide for a more structured request process that will aid in tracking various requests.

He stated a supplemental policy concerning Speed Humps was created in order to give clear and less discretionary guidance to requests for speed bumps, humps and other vertical deflections. The guidelines in the revised policy will better assist City staff in providing a consistent response for the appropriate course of action upon receiving a citizen's request.

Council Member Phillips stated he did not agree with the inclusion of the speed humps in the Traffic Calming Policy. He explained the reason the previous Council Members did not intend to allow speed humps in the 2002 Policy. He stated, in his opinion, the speed humps should not be included in the Policy.

After some discussion regarding speed humps, it was the consensus of the Council to eliminate speed humps from the proposed Traffic Calming Policy.

9. Consider a preliminary application from Renee Steadman.

Engineering Director, Sue Hyde, stated Renee Steadman has submitted a preliminary application to receive water service outside the City limits. The property is located at 2876 Country Home Road. Annexation is not recommended

Additional items:

Mayor Pro-Tem King requested the Council also add the following to the agenda:

Consider making an appointment to the Barber Scotia Property Task Force Committee

A motion was made by Council Member McKenzie, seconded by Council Member Crawford, and duly carried, to approve adding the consideration of appointment to the Barber Scotia Property Task Force Committee to the agenda—the vote: all aye.

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A motion was made by Council Member Crawford, seconded by Council Member Sweat, and duly carried, to conduct a closed session in accordance with N.C. General Statute 143-318.11(a)(4) to discuss matters relating to the location or expansion of business in the area served by this body; and N.C. General Statute 143-318.11(a)(6) to consider the qualifications, competence, performance, condition of appointment of a public officer or employee or prospective public officer or employee—the vote: all aye.

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A motion was made by Council Member McKenzie, seconded by Mayor Pro-Tem King, and duly carried, to return to regular session—the vote: all aye.

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There being no further business to be discussed, a motion was made by Council Member Crawford, seconded by Council Member Small, and duly carried, to adjourn—the vote: all aye.



William C. Dusch, Mayor



Kim J. Deason, City Clerk